116.0	0001	0020.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	826,600	/	826,600
USE VALUE:	826,600	/	826,600
ASSESSED:	826,600	/	826,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY-MURCKO JOAN C
Owner 2:	MURCKO JAMES A
Owner 3:	
Street 1:	6 HANCOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1993, having primarily Clapboard Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7050.000	384,500		442,100	826,600
Total Card	0.162	384,500		442,100	826,600
Total Parcel	0.162	384,500		442,100	826,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.71 | /Parcel: 458.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 74341

GIS Ref:

GIS Ref:

Insp Date: 10/04/18

!8994!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0001-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	384,500	0	7,050.	442,100	826,600		Year end	12/23/2021
2021	101	FV	373,800	0	7,050.	442,100	815,900		Year End Roll	12/10/2020
2020	101	FV	373,800	0	7,050.	442,100	815,900	815,900	Year End Roll	12/18/2019
2019	101	FV	290,100	0	7,050.	435,700	725,800	725,800	Year End Roll	1/3/2019
2018	101	FV	290,100	0	7,050.	334,700	624,800	624,800	Year End Roll	12/20/2017
2017	101	FV	290,100	0	7,050.	315,800	605,900	605,900	Year End Roll	1/3/2017
2016	101	FV	290,100	0	7,050.	290,500	580,600	580,600	Year End	1/4/2016
2015	101	FV	284,500	0	7,050.	271,500	556,000	556,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:17:09

LAST REV

Date	Time
10/09/18	10:03:59
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8994

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS SCOTT/E	25531-464		7/31/1995		261,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/1993	58		100,000					34X26 2 CAR UNDER

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
12/4/2008	Meas/Inspect	163	PATRIOT
3/14/2000	Inspected	264	PATRIOT
2/11/2000	Measured	263	PATRIOT
6/6/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74341
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7050		Sq. Ft.	Site		0	70.	0.90	6									442,053						442,100	

Total AC/HA:	0.16185	Total SF/SM:	7050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	442,053	Spl Credit		Total:	442,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.9	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23268580
Const Adj.:	1.00188005
Adj $ / SQ:	172.900
Other Features:	97633
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457233
Depreciation:	72700
Depreciated Total:	384533

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

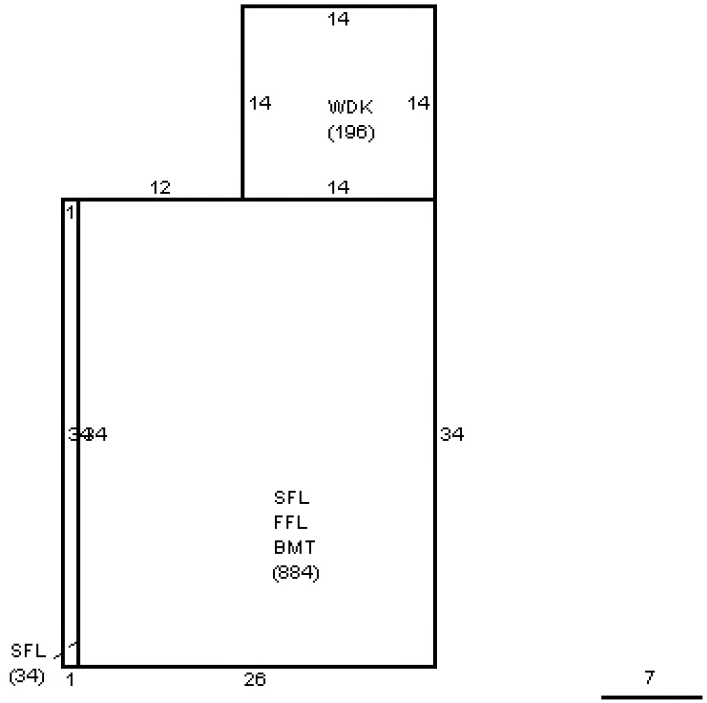
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.90
Special Features:	0	Val/Su Net:	133.41
Final Total:	384500	Val/Su SzAd	213.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	918	172.900	158,723
BMT	Basement	884	51.870	45,853
FFL	First Floor	884	172.900	152,844
WDK	Deck	196	11.120	2,180

Net Sketched Area:	2,882			Total:	359,600
Size Ad	1802	Gross Area	2882	FinArea	1802

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc